

ZONING

270 Attachment 3

Village of Ossining Appendix B, Bulk Regulations B-1: Bulk Regulations for Business and Mixed-Use Districts [Amended 10-1-2014 by L.L. No. 4-2014; 9-18-2024 by L.L. No. 15-2024]

| Requirement | District | | | | | | | | | | |
|---|--|--|--|----|----|------|-----------------------------------|--|-----------------------------------|---------------------------------------|-----------------------------------|
| | PC | NC-1 | NC-2 | VC | GB | SP-N | SP-S | O-R | CDD | RDD | IR |
| Setbacks and Spacings | | | | | | | | | | | |
| Minimum lot area | 2 acres | — | — | — | — | — | 1 acre | 2 acres | 2 acres | 40,000 square feet | 5 acres |
| Minimum front yard setback (feet) | 20 | 10 | — | — | 15 | — | — | 50 | — | — | — |
| Maximum front yard setback (feet) | — | — | 15 | 10 | — | 10 | — | — | — | — | — |
| Minimum side yard setback (each) (feet) | 20 for lots abutting residential 1 districts | 10 for lots abutting residential districts | 10 for lots abutting residential districts | — | 10 | — | — | 50; 75 for lots abutting residential districts | — | — | — |
| Minimum rear yard setback (feet) | 20 | 20 | 20 | — | 20 | — | — | 100 | — | — | — |
| No building or part thereof shall be situated within: | — | — | — | — | — | — | 15 feet of the street or lot line | — | — | — | — |
| Minimum setback for buildings, parking or loading areas | — | — | — | — | — | — | — | — | 30 feet of any street or lot line | — | 30 feet of any street or lot line |
| Minimum setback for parking or loading areas from street or lot line (feet) | 20 | — | — | — | 5 | — | 5 | 50 | — | 10 feet of any side lot line | — |
| Riverfront setback | — | — | — | — | — | — | — | — | — | 50 feet pursuant to § 270-22 | 50 feet pursuant to § 270-24 |
| Maximum setback from Westerly Road (feet) | — | — | — | — | — | — | — | — | — | 15 | — |
| Maximum spacing between pedestrian | — | — | — | — | — | — | — | — | — | 70 feet; entrances must be usable for | — |

OSSINING CODE

| Requirement | District | | | | | | | | | | |
|--|----------|--------|--------|--------|--------|--------|--------|--------|---|--|--|
| | PC | NC-1 | NC-2 | VC | GB | SP-N | SP-S | O-R | CDD | RDD | IR |
| building entrances on Westerly Road frontage | | | | | | | | | | ingress and egress by building users | |
| Minimum distance between any 2 buildings except attached dwellings sharing a party wall (feet) | — | — | — | — | — | — | — | — | 35 | 40 | 50 |
| Building width and open area (feet) | — | — | — | — | — | — | — | — | Shall be in accordance with § 270-19 | Shall be in accordance with § 270-22 | Shall be in accordance with § 270-24 |
| Residential Requirements | | | | | | | | | | | |
| Density | — | — | — | — | — | — | — | — | Baseline density: 6 units per acre up to 8 dwelling units per acre pursuant to § 270-19 | 16 units per acre pursuant to § 270-22 | Baseline density: 15 units per acre up to 20 dwelling units per acre pursuant to § 270-24. |
| Bedroom mix | — | — | — | — | — | — | — | — | One-bedroom units or studios: 10% of total units two-bedroom units: 20% of total units | — | One-bedroom units or studios: 10% of total units two-bedroom units: 20% of total units |
| Minimum Livable Floor Areas (square feet) | | | | | | | | | | | |
| Studio or efficiency apartment | | 600 | 600 | 600 | | 600 | | | 600 | 600 | 600 |
| One-bedroom apartment | | 750 | 750 | 750 | | 750 | | | 750 | 750 | 750 |
| Two-bedroom apartment | | 900 | 900 | 900 | | 900 | | | 900 | 900 | 900 |
| Additional square feet for each additional bedroom | | 350 | 350 | 350 | | 350 | | | 350 | 350 | 350 |
| Heights | | | | | | | | | | | |
| Maximum building height (stories/ft.), whichever is less | 3.0/36 | 3.0/36 | 3.0/36 | 4.0/48 | 3.0/36 | 4.0/48 | 2.0/24 | 3.0/36 | 4.0/48 | 3.0/36 | East of railroad tracks- 4.0/48, provided that no building shall extend more than West of railroad tracks- 4.0/48 |

ZONING

| Requirement | District | | | | | | | | | | |
|--|----------|------|------|-----|----|------|------|-----|-----------------|-----------------|--|
| | PC | NC-1 | NC-2 | VC | GB | SP-N | SP-S | O-R | CDD | RDD | IR |
| | | | | | | | | | | | 1.0 stories or 16 feet above the westerly curb line of State Street |
| Coverage | | | | | | | | | | | |
| Maximum building coverage (percent) | 50 | 40 | 50 | 100 | 50 | 100 | 70 | 30 | 30 | 50 | 40 |
| Maximum impervious coverage (percent) | 80 | 70 | 80 | 100 | 80 | 100 | 90 | 50 | 50 | 70 | 60 |
| Buffers* | | | | | | | | | | | |
| Buffer for rear yards abutting a residential district (feet) | 20 | 10 | 10 | 10 | 15 | 10 | — | 20 | — | — | — |
| Buffer for lots abutting a residential district (feet) | — | — | — | — | — | — | — | — | 25 | — | 25 |
| Open Space | | | | | | | | | | | |
| Minimum open space | — | — | — | — | — | — | — | — | 25% of lot area | 15% of lot area | 30% of lot area |

* The required buffer will be in addition to any required setback. Screening pursuant to § 270-4 shall be required for all buffers.